



**MINUTES**  
**REAL ESTATE, FACILITIES & LAND MANAGEMENT**  
**COMMITTEE MEETING**  
**June 25, 2012**

**COMMITTEE MEMBERS**

Mr. Archie Barron, Chairman, District III

Mr. Paul Corbeil, District I

Mr. Wayne McCall, District II

The Real Estate, Facilities & Land Management Committee at 5:30 p.m. in Council Chambers, 415 South Pine Street, Walhalla, SC with all members present, Administrator Scott Moulder, Assistant Administrator Glenn Breed & Amanda Brock, Executive Assistant present.

**Press:** Pursuant to the Freedom of Information Act, notice of the meeting, date, time, place of meeting and agenda were posted on the bulletin board at the County Administrative Offices, 415 South Pine Street, Walhalla, SC, and the County Council website [[www.oconeese.com/council](http://www.oconeese.com/council)]. In addition it was made available to the newspapers, radio stations, television stations and concerned citizens.

Members of the press present: Dick Mangrum – WGOG Radio, Ray Chandler – Anderson Independent & Michael Eads – Daily Journal

**Call to Order:** Chairman Barron called the meeting to order at 5:39 p.m.

**Approval of Minutes:**

Mr. Corbeil made a motion, seconded by Mr. McCall, approved 3 – 0 to approve the minutes from the February 28, 2012 meeting as presented.

**Old Business:**

**Former Courthouse Use Discussion:**

Mr. John Powell of Powell Real Estate, and Mr. James Carswell, and Mr. Donald Hinson, both principals in the proposal, addressed the Committee identifying potential uses for the former Oconee County Courthouse utilizing a written proposal [copies filed with these minutes].

The proposal highlighted the following areas:

- Requirements set forth for the purchase and redevelopment of the property
- An outline for the plan of property redevelopment
- Provisions for a Payment in Lieu of Personal Property Taxes
- A pictorial image of the redevelopment plan

Mr. Carswell explained the principals' proposed plan to restore the building to accommodate a 40 to 45 room hotel or Inn, provide for retail and / or commercial office space, as well as be home to a restaurant that could occupy the Main Courtroom.

Mr. Hinson recognized that parking could potentially a problem, and he said the partnership would be willing to work with the City of Walhalla for potential remedies.

Mr. Powell reiterated the commitment from the principals, and stated that the group would work with the County's legal advisor to ensure the continued protection of the County.

Mr. McCall noted that the building was structurally sound. Mr. McCall also inquired how Patriot's Hall [Veteran's Museum] would be impacted by the proposed redevelopment plan.

Mr. Powell said the proposal was designed in a way in that the "main" entrance to the building would be on what is currently the rear side of the building, which would draw more public attention to Patriot's Hall.

Chairman Barron inquired if any spatial provisions were outlined in the redevelopment plan to possibly accommodate the request of the Patriots Hall Association for the use of space at the former Courthouse.

Mr. Powell replied that the proposal outlined no additional space for Patriots Hall.

Ms. Helen Moore, Patriots Hall Association, addressed the Committee, stating that parking is currently a problem in the vicinity of the former Courthouse.

Further discussion followed.

**Mr. McCall made a motion, seconded by Mr. Corbeil, approved unanimously, to forward the proposed redevelopment plan to full Council consideration at the 6 p.m., Tuesday, July 17 regularly scheduled Oconee County Council meeting.**

Chairman Barron thanked Mr. Powell, Mr. Carswell and Mr. Hinson for their presentation.

## **New Business**

### **Solar Energy Initiative**

Mr. Terence Kominski, Vice President of Business Development, Rouleau & Associates, Inc. addressed the Committee utilizing a PowerPoint presentation outlining the potential use of solar, photovoltaic and other renewable energy sources in Oconee County for various applications [copy filed with these minutes].

The presentation highlighted renewable energy alternatives in the following areas:

- A brief history of the company and their mission
- An outline describing development issues and the assessment process steps
- The feasibility of renewable energy options on various County properties
- Background information pertaining to the company

Mr. Kominski outlined that the advantages of solar / renewable energy options could both save the county money and create energy. For example, he said, one thousand (1,000) acres of landfill space could generate a potential 20 Megawatts of energy.

Discussion followed.

Mr. Corbeil inquired if the County should issue a letter of intent to allow Rouleau & Associates, Inc. to perform an assessment to ensure this proposal would be beneficial for the County.

Mr. Kominski confirmed this action to be appropriate.

**Mr. Corbeil made a motion, seconded by Mr. McCall, unanimously approved, to refer the matter to full Council for the assessment to be performed.**

Chairman Barron thanked Mr. Kominski for his presentation, and requested Mr. Kominski's presence at the next regularly scheduled Oconee County Council meeting, to be held at 6 p.m. Tuesday, July 17, 2012, at the Oconee County Administrative Offices.

### **Adjourn:**

Mr. McCall made a motion, seconded by Mr. Corbeil, approved unanimously, to adjourn the meeting at 6:34 p.m.

Respectfully Submitted:

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Amanda F. Brock  
Sr. Executive Assistant